EPMA Monthly Meeting

July 18, 2022

6:00 PM

Present: Lydia Lewis, Darcel Browning, Annamarie Mead, Frank Salvo, Samantha Gomez, Bruce Paetzold (by phone), Donna Grady, Evans Stout, Sandy Helms.

Visitors: Joann Borelli, Gil Lowery, Cristy Carpenter, Al Smith, Brian O’Dell.

Lydia called the meeting to order and acknowledged and welcomed the visitors. Minutes to the June 13, 2022 meeting were approved.

Darcel Browning gave the Treasurer’s report.

June 30, 2022

Reserve Fund Held in Money Market $103,049.24

Operating Fund (Checking) $ 20,702.28

Dues Outstanding > 90 days $ 543.22

The monthly amount of $1,650.00 has been moved from checking to the Money Market account according to schedule. She also reported that the outstanding dues are being monitored and followed up by Darcel and Lydia on a monthly basis.

Darcel reported that, during the last audit, the Financial Management System guidelines were reviewed. Board members have authorization to spend up to $200.00 and must obtain two Board members’ signatures on their receipts prior to submitting to the Treasurer for reimbursement. Expenditures over $200.00 require a Work Order and major projects must have at least three estimates. Proper approvals have been previously obtained for expenditures over $200.00, however, implementation of the Work Order form will help to document the process. Each Work Order must have the Contractors signature and ALL Board members must sign the Work Order. Email signatures will be allowed – Darcel will put those with the Work Order.

Also, at the recent Audit, a Planning Committee was established. This committee will meet and look at all the upcoming expenses that will be submitted for approval by the Board. The Committee members are: Frank Salvo, Bruce Paetzold, Mauri Galey, Lydia Lewis, Darcel Browning and Evans Stout.

**Committee Reports**:

**Gate:** Lydia reported that we experienced a couple problems with the gate. The wires leading up to the keypad were worn out. We have a new keypad and it has been determined that no one should be working on the gate unless they are properly trained. George Gomez will train each of the Board members on the gate functions. Heidi Dale will be planting perennials at the front gate.

**Pool:**  Lydia reported that there are several major problems with the pool and unless these are addressed and corrected before next year, the Health Department will not allow the pool to be opened 2023. There are several places cracking in the cement in the center of the pool. Also, the pool deck is cracking in several places. We need to get at least three estimates from reputable companies. Cristy Carpenter will work with Lydia to get the names of several qualified contractors.

**Lights:** Lydia reported several pole lights in the community have been staying on 24/7. Rick Stepputtis repaired the lights and replaced the photocells, etc. Thanks to Rick for repairing these lights.

**ACC:** Frank Salvo addressed the Board regarding the ACC guidelines. As the new ACC Chair, he has determined that the guidelines for each item that the community needs must be more clearly defined. There was a lot of discussion regarding whether or not the last Amendment 6 regarding detached sheds was properly notarized and filed. Lydia stated we need to establish a Self -Study Committee that will pull all the guidelines, amendments, covenants, etc. together. Members of this Committee will be Frank Salvo, ACC Chair, Lydia Lewis, President of EPMA, Annamarie Mead, Malcolm Mead and Brian O’Dell.

**Boat Storage:** Evans Stout reported there are two requests for spaces on the waiting list for boat storage.

**Landscaping & Tennis Courts:** Samantha Gomez has contacted several contractors regarding the Tennis Courts and is presently awaiting their quotes. She also reported that Sixtos has been working on replacing boards on the boat ramp. Molly Laula and Dave Chenoweth have “marked” the tennis courts for Pickelball and will soon paint the lines. Thank you, Molly and Dave.

**Clubhouse:** Thank you Katie Chenoweth for the beautiful planters of flowers at the front door of the Clubhouse.

**Fountains:** Bruce reported that the fountain the turtles chewed up is no longer working. The duckweed in the Canal is certainly a big problem. There was a lot of research put into purchasing the fountains – these fountains are dirty water fountains and should not be in this condition. We need further research on how to solve the duckweed problem and what to do regarding fountains in the future.

**Social Committee:** Annamarie Mead, Social Chair, announced her Committee members are: Jennifer Alford, Katie Chenoweth, Molly Laula and Shayla Sessions. She plans to ask Heidi Dale and Stewart Baker, from the Town Houses to join this committee for better representation of our community. The committee met and are in the process of planning a Labor Day event, September 5 - PLEASE SAVE THE DATE. She also expressed the need to get information out to the community by a Newsletter – hopefully, this will increase attendance and get a better count on how many will attend each event. Other suggestions by this committee include welcoming people when they move into the neighborhood. We will hear more from this committee at the next Board meeting in August.

**Old Business:**

**Dog Poop** – This is still a continuing and growing problem. The Board asked all residents to please pick up your dog’s poop. If you have guests with a dog, or dogs, please let them know to also pick up the poop. A lot of dog poop is found just off sidewalks. This still has to be picked up. Please report to any Board member if you see anyone not picking up their dog’s poop. There is a $50.00 fine for the first offense and $100.00 for the second offense.

**Kayak Rack:** Donna Grady reported on a possible Kayak Rack to be placed at the Boat Ramp. Her survey on our FB pages showed both a lack of interest, as well as, several people that did not support the project. Further research will be needed before a decision can be made by the Board.

**New Business:** Brian O’Dell asked the Board if there are plans to replace some of the street signs in the community? The signs are old and need to be replaced. Brian volunteered to take an inventory of the signs and will present to the Board suggestions for new colors, new signs, etc.

No further business, meeting was adjourned.